167.0	0002	0017.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	996,400 / 996,400
					USE VALUE:	996,400 / 996,400
					ASSESSED:	996,400 / 996,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
164		PARK AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BLOUNT SUMNER
Owner 2:	BALDWIN CORINNE
Owner 3:	
Street 1:	164 PARK AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	BLOUNT SUMNER -
Owner 2:	-
Street 1:	164 PARK AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .282 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1912, having primarily Clapboard Exterior and 2169 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 9 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	12286.000	466,000	6,000	524,400	996,400
Total Card	0.282	466,000	6,000	524,400	996,400
Total Parcel	0.282	466,000	6,000	524,400	996,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 459.38 | /Parcel: 459.38

Legal Description

User Acct: 110445

GIS Ref:

GIS Ref:

Insp Date: 07/18/18

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID: 167.0-0002-0017.0

!12912!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	466,000	6000	12,286.	524,400	996,400		Year end	12/23/2021
2021	101	FV	451,600	6000	12,286.	524,400	982,000		Year End Roll	12/10/2020
2020	101	FV	451,800	6000	12,286.	524,400	982,200	982,200	Year End Roll	12/18/2019
2019	101	FV	342,200	6000	12,286.	524,400	872,600	872,600	Year End Roll	1/3/2019
2018	101	FV	342,200	6000	12,286.	464,500	812,700	812,700	Year End Roll	12/20/2017
2017	101	FV	342,200	6000	12,286.	389,600	737,800	737,800	Year End Roll	1/3/2017
2016	101	FV	342,200	6000	12,286.	389,600	737,800	737,800	Year End	1/4/2016
2015	101	FV	333,700	6000	12,286.	337,100	676,800	676,800	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	15:47:20

LAST REV

Date	Time
08/09/18	17:13:18

apro

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 12912

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BLOUNT SUMNER	48300-583		10/11/2006	Family		No	No		
FRENCH WILLIAM	47804-475		7/14/2006		755,000	No	No		
GAUDET PATRICIA	44348-245		12/22/2004		565,000	No	No		
WHITE JOHN & BA	35435-83		5/8/2002	Family	1	No	No		
WHITE JOHN C-ET	22396-115		9/15/1992		1	No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/24/2006	403	Redo Kit	2,500			G8	GR FY08	

ACTIVITY INFORMATION

Date	Result	By	Name
7/18/2018	Inspected	BS	Barbara S
5/17/2018	MEAS&NOTICE	CC	Chris C
12/24/2008	Meas/Inspect	372	PATRIOT
12/21/2006	MLS	MM	Mary M
2/7/2000	Inspected	276	PATRIOT
12/28/1999	Mailer Sent		
12/8/1999	Measured	163	PATRIOT
7/13/1993		EK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	110445
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		12286		Sq. Ft.	Site		0	70.	0.61	8			Med. Tr	-5					524,404						524,400	

Total AC/HA:	0.28205	Total SF/SM:	12286	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	524,404	Spl Credit		Total:	524,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	B- - Good (-)		
Year Blt:	1912	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:	1	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.13409400
Const Adj.:	0.98990101
Adj $ / SQ:	145.943
Other Features:	80300
Grade Factor:	1.21
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	572505
Depreciation:	106486
Depreciated Total:	466019

COMMENTS

OF=BMT SINK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	9	BRs:	4	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	9	4	M

Totals		
1	9	4

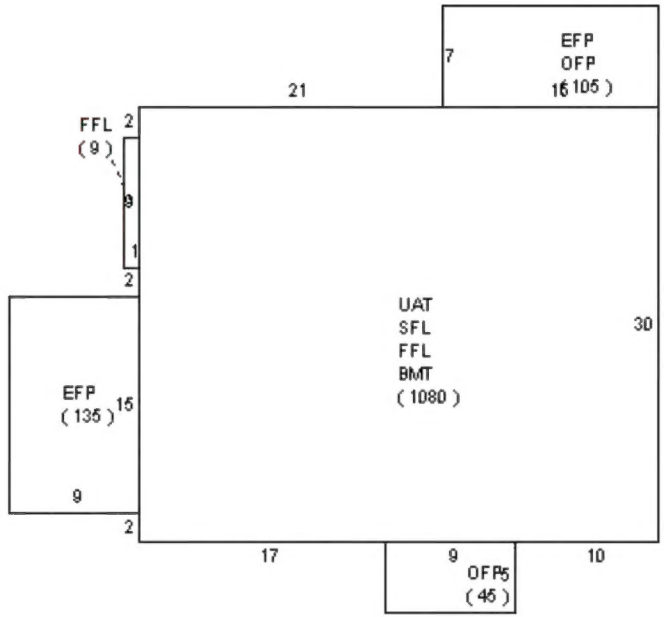
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	176.59
Special Features:	0	Val/Su Net:	119.21
Final Total:	466000	Val/Su SzAd	214.85

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,089	145.940	158,932
BMT	Basement	1,080	43.780	47,286
SFL	Second Floor	1,080	145.940	157,619
UAT	Upper Attic	270	58.380	15,762
EFP	Enclos Porch	240	38.180	9,163
OFP	Open Porch	150	27.220	4,083

Net Sketched Area:	3,909			Total:	392,845
Size Ad	2169	Gross Area	4719	FinArea	2169

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

167.0-0002-0017.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X20	A	GD	1940	21.25	T	30	101			6,000			6,000

More:	N	Total Yard Items:	6,000	Total Special Featues:		Total:	6,000

IMAGE

AssessPro Patriot Properties, Inc